

STATEMENT OF EXPLANATIONS AND REASONS

**SUPPORTING AN APPLICATION
TO THE BOARD OF ZONING ADJUSTMENT
OF THE DISTRICT OF COLUMBIA**

FOR SPECIAL EXCEPTION

WE ARE SEEKING SPECIAL EXCEPTION PURSUANT TO DC ZONING REGULATIONS OF 2016 TITLE 11 SUBTITLE D CHAPTER 5201 AND SUBTITLE X CHAPTER 901.2, FOR REQUIREMENTS OF SIDE YARD UNDER 2016 TITLE 11 SUBTITLE D CHAPTER 206.2 FOR NEW RESIDENTIAL DEVELOPMENTS IN R-1-B ZONING DISTRICT.

FOR SPECIAL EXCEPTION

WE ARE SEEKING SPECIAL EXCEPTION PURSUANT TO DC ZONING REGULATIONS OF 2016 TITLE 11 SUBTITLE C CHAPTER 703.2.(h) AND SUBTITLE X CHAPTER 901.2, FOR MINIMUM PARKING REQUIREMENT FOR NEW RESIDENTIAL DEVELOPMENTS IN R-1-B ZONING DISTRICT.

Address: 4451 Douglas St NE DC 20019

(SQ. 5115 LOT: 0034)

BZA CASE NO.20771

APPLICANT'S STATEMENT

This Proposed project at 4451 Douglas St NE is a single family residential detached dwelling. The lot size of this project is 25'-0" X 239'-1" and located in R-1-B Zoning District. We can't build any residential building at this lot as a matter of right. Therefore, we require Special Exception for SIDE YARD under Subtitle D Chapter 5201.4, & Minimum parking requirement under Subtitle C 703.2 (h) and Subtitle X Chapter 901.2 from BZA to build a single-family house.

PROJECT DESCRIPTION

This single family detached dwelling will have brick front and vinyl siding on 3 sides having foot print of 19'X52' (988 SQFT) with two floors including 4 bedrooms, 3 bathrooms, Kitchen with separate dinning space and living room.

DESCRIPTION OF THE SITE AND SURROUNDING AREA

The subject property 4451 Douglas St NE is in Kenilworth neighborhood at facing Douglas St NE with a public space behind and in between two major roads Kenilworth Ave NE and Anacostia Ave NE. It is supported by an adequate number of educational facilities, such as Thomas Elementary, Kelly Miller Middle School and H.D Woodson High School.

ZONING

The site is currently in R-1-B zoning districts designed to protect quiet residential areas. The tables below show a comparison between the development standards of the R-1-B zone and the proposed development.

1. The property is zoned R-1-B with lot area of 5,850 SFT and lot width of 25'-0"

I. ZONING REQUIREMENTS and RELIEF REQUESTED

R-1-B Zone	Regulation	Existing	Proposed	Relief
Lot Width D § 302	50 ft. min.	25 ft.	No change	None Required. Athis is a Record lot.
Lot Area D § 302	5,000 sq. ft. min.	5,850 sf	No change	None Required- This is a record lot

R-1-B Zone	Regulation	Existing	Proposed	Relief
Height D § 303	40 ft. max./ 3 stories	N.A.	27 ft.	None Required
Lot Occupancy D § 304	40% max	N.A.	17.14%	None Required
Rear Yard D § 306	25 ft. min.	N.A.	149'-10"	None Required
Front Setback D § 305	Setback must be in range of existing front setbacks	N.A.	Front setback is in range of existing front setbacks	None Required
Side Yard D § 206.2	One side yard at 8 ft. min.	N/A	3 ft.	Special Exception
Parking C § 703.2(h)	Parking is not required for a single household dwelling that does not have access to a public alley	Subject square does not have a public alley system	No parking	Special Exception

Subtitle D Chapter 5201 SPECIAL EXCEPTION RELIEF FROM CERTAIN DEVELOPMENT STANDARDS

5201.1 For an addition to a principal residential building with one (1) principal dwelling unit on a non-alley lot or for a new principal residential building on a substandard non-alley record lot as described by Subtitle C § 301.1, the Board of Zoning Adjustment may grant relief from the following development standards of this subtitle as a special exception, subject to the provisions of this section and the general special exception criteria at Subtitle X, Chapter 9:

(b) Yards.

ANALYSIS

The proposal construction of a single family detached structure on the subject lot will be none conforming because the lot is smaller than the minimum lot area and width permitted in the R-1-B District, and do not meet all the Zoning requirements.

Subtitle D 206.2 - Side Yard

The minimum side yard required in the R-1-B zone is 8 feet. Therefore, we require Special Exception for Side Yard.

SPECIAL EXCEPTION ANALYSIS UNDER SUBTITLE D CHAPTER 5201.4

(a) The light and air available to neighboring properties shall not be unduly affected.

The light and air available to neighboring properties 4455 Douglas St NE at left and 4449 Douglas St NE at right of proposed development of 4451 Douglas St NE will not be unduly affected as shown on site plan.

(b) The privacy of use and enjoyment of neighboring properties shall not be unduly compromised.

The privacy of use and enjoyment of neighboring properties 4455 Douglas St NE at left and 4449 Douglas St NE at right of proposed development of 4451 Douglas St NE will not be unduly compromised since we will provide privacy fence all sides of our development at 4451 Douglas St NE.

(c) The proposed addition or accessory structure, together with the original building, or the new principal building, as viewed from the street, alley, and other public way, shall not substantially visually intrude upon the character, scale, and pattern of houses along the street or alley frontage.

The proposed new principal building 4451 Douglas St NE, as viewed from the street is not substantially visually intrude upon the character, scale, and pattern of houses 4455 Douglas St NE at left and 4449 Douglas St NE at right of proposed development of 4451 Douglas St NE along the street frontage as shown on cover sheet.

(d) In demonstrating compliance with paragraphs (a), (b), and (c) of this subsection, the applicant shall use graphical representations such as plans, photographs, or elevation and section drawings sufficient to represent the relationship of the proposed addition or accessory structure to adjacent buildings and views from public ways.

In demonstrating compliance with paragraphs (a), (b), and (c) of this subsection, we are using graphical representations such as plans and elevations to represent the relationship of the proposed structure to adjacent buildings 4455 Douglas St NE at left and 4449 Douglas St NE at right of proposed development of 4451 Douglas St NE and views from public ways.

Subtitle C Chapter 703 SPECIAL EXCEPTIONS FROM MINIMUM PARKING NUMBER REQUIREMENTS

The Board of Zoning Adjustment may grant a full or partial reduction in the number of required parking spaces, as a special exception pursuant to Subtitle X, Chapter 9, and subject to the applicant's demonstration to the Board's satisfaction of at least one (1) of the following:

703.2 (h). *The property does not have access to an open public alley, resulting in the only means by which a motor vehicle could access the lot is from an improved public street and either:*

1. *(1) A curb cut permit for the property has been denied by the Public Space Committee; or*

Public Space Committee will not allow parking pad in front of this project. And since proposed side yard is 3 ft on both sides, there is not enough space to provide 9' parking pad on side of the property.

2. *(2) Any driveway that could access an improved public street from the property would violate any regulation of this chapter, of the parking provisions of any other subtitle in the Zoning Regulations, or of Chapters 6 or 11 of Title 24 DCMR;*

A driveway that could access an improved public street from the property at 4451 Douglas St NE would not allow parking provisions of any other subtitle in the Zoning Regulations, or of Chapters 6 or 11 of Title 24 DCMR.

SPECIAL EXCEPTION ANALYSIS UNDER SUBTITLE X CHAPTER 901.2

(a) Will be in harmony with the general purpose and intent of the Zoning Regulations and Zoning Maps.

Proposed detached single-family dwelling at 4451 Douglas St NE will be in harmony with the general purpose and intent of the Zoning Regulations and Zoning Maps of R1B.

(b) Will not tend to affect adversely, the use of neighboring property in accordance with the Zoning Regulations and Zoning Maps.

The proposed detached single-family dwelling at 4451 Douglas St NE would not have adverse impact to adjoining properties 4455 Douglas St NE at left and 4449 Douglas St NE at right of proposed development of 4451 Douglas St NE since they meet the development standards. As demonstrated on site plan, the uses and privacy of the property at 4451 Douglas St NE would not be adversely impact adjoining properties.

(c) Will meet such special conditions as may be specified in this title.

The proposed detached single-family dwelling at 4451 Douglas St NE will meet all special conditions as may be specified in this title as explained and shown on plan.

CONCLUSION

The proposal will contribute to the continued improvement of Langdon area by developing one of the vacant infill lots. The improvement of this infill lot would be for the public good as it would remove a vacant property and prevent the use of the property negative purposes. Variances for the lot area, side yard and the lot width will not have a negative impact on the zoning regulations and would allow the property to be developed with a single-family structure that will be consistent with the development pattern in the area.

Respectfully submitted,

M. Yunus Sikder
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